



CITY OF COLUMBIA PLANNING COMMISSION

February 4, 2019

Regular Session 5:15 P.M.

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

RICHARD COHN • BRIAN DOLPHIN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •
ISA MANDELL • DALE STIGAMIER • FORD TUPPER • CRAIG WAITES

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES
(CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. [Approve January 7, 2019 Minutes](#)

Site Plan

2. [SPLAN-2019-0001: 7901 Farrow Road, TMS#14400-01-01A](#); request site plan approval to construct a 132,000 sq. ft., 104-bed veterans nursing home (South Carolina Department of Mental Health). The property is zoned C-1 (Office and Institutional).

Comprehensive Plan – Future Land Use Map Amendment

3. [LUMA-2019-0002: 1703 McFadden Street, TMS# 11511-11-02](#); request to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to modify the land use classification from Urban Core Residential Small Lot (UCR-1) to Urban Edge Multi-family (UEMF).

Zoning Map Amendment

4. [ZMA-2018-0025: 1703 McFadden Street, TMS# 11511-11-02](#); request to rezone the parcel from General Residential District (RG-1) to Office and Institutional District (C-1).
5. [ZMA-2018-0029: 3601 Ridgewood Avenue, TMS# 09209-24-04](#); request to rezone the parcel from Planned Unit Development – Residential District (PUD-R) to Single-Family Residential District (RS-2).

Zoning Text Amendment

6. [TA 2019-0002: Amend §17-681\(b\)\(7\) and Granby Architectural Conservation District Guidelines to add 316 Heyward Street, TMS# 08816-10-12](#); Amend City of Columbia's Code of Ordinances §17-681(b)(7) (Districts identified) to include an additional lot to an annexation and update the map in the Granby Architectural Conservation District Guidelines for the same reason.

III. REGULAR AGENDA

Zoning Map Amendment

7. [ZMA-2018-0028: 1531 Hagood Avenue, TMS# 11415-12-10](#); request to rezone the parcel from Single-Family Residential (RS-1) to Single-Family Residential District (RS-3)

WITHDRAWN AT APPLICANT REQUEST

IV. OTHER BUSINESS

V. ADJOURN

MEETING FORMAT

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

CONSENT AGENDA

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.